



## 54 Rushlake Road, Brighton, BN1 9AD

£350,000 Freehold

This 3 BEDROOM SEMI-DETACHED HOUSE is located in a popular residential area, close to Stanmer Park & is in need of some updating. Some of the other property highlights include; the PRIVATE REAR GARDEN, no onward chain, OPEN PLAN living/dining room, OFF STREET PARKING & has potential to extend (STNC). Viewings are highly recommended. Energy Rating: D64 Exclusive to Maslen Estate Agents.

Front door to:

### **Hallway**

Stairs rising to first floor, wood effect flooring, built in storage cupboard, doors to:

### **Lounge/Dining Room**

uPVC double glazed window to front, uPVC double glazed sliding doors to rear leading onto the rear garden, feature fire surround with space for an electric fire, radiator, coved ceiling.

### **Kitchen**

Range of wall, base & drawer units with roll edged work surfaces over, inset 1.5 bowl single drainer sink unit with mixer tap, space for over, space for fridge/freezer, window to rear, laminate flooring, tiled walls, door to:

### **Lean To**

2 x doors to side leading to rear garden, door to:

### **WC**

WC, window to side with frosted glass.

### **First Floor Landing**

uPVC double glazed window to side, doors to all rooms, hatch to loft space, wall mounted heating thermostat.

### **Bathroom**

Low level close coupled WC with push button flush, wash hand basin with mixer tap & vanity storage below, corner shower cubicle with wall mounted shower unit over, radiator, recessed spotlights fully tiled walls, tiled floor, uPVC double glazed window to rear with frosted glass.

### **Bedroom**

uPVC double glazed window to rear, radiator, built in wardrobe housing boiler.

### **Bedroom**

uPVC double glazed window to front, radiator, range of built in cupboards.

### **Bedroom**

uPVC double glazed window to front, radiator, built in wardrobe.

### **Outside**

#### **Front Garden**

Steps down to front door, section laid to concrete providing off street parking, enclosed by mature hedging, gate to side providing access to rear garden.

#### **Rear Garden**

Patio seating area, lawned section, 2 x greenhouses, timber built shed, gate to side providing access to the front of the property, variety of mature shrubs & trees, outside tap, enclosed by brick walling, timber fencing & mature hedging.

### **Total approx floor area**

89.49 sq.m. (963.25 sq.ft.)

### **Council tax band C**

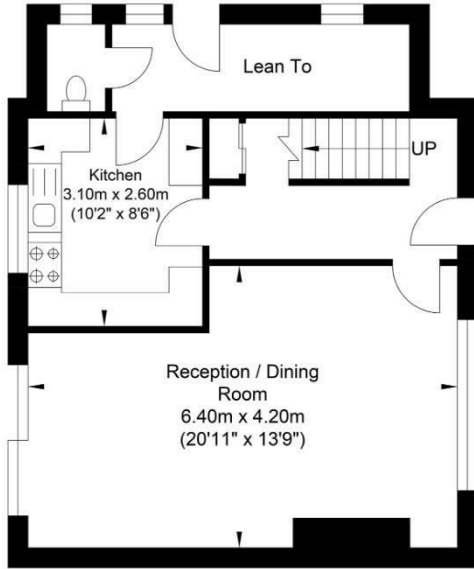
### **Parking zone B**

On event days

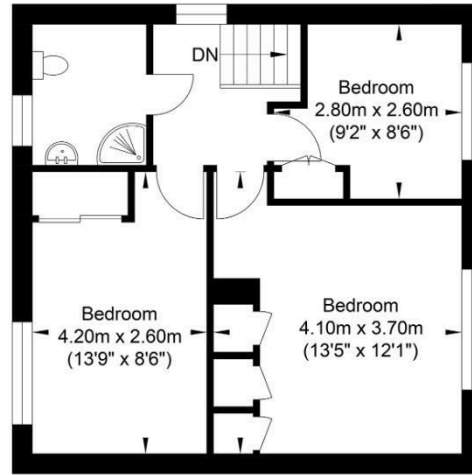
### **V1**



# Rushlake Road



Ground Floor  
Approximate Floor Area  
522.37 sq ft  
(48.53 sq m)



First Floor  
Approximate Floor Area  
440.88 sq ft  
(40.96 sq m)



Approximate Gross Internal Area = 89.49 sq m / 963.25 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

### IMPORTANT

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